



Environmental Planning Commission

***Agenda Number: 9
Project Number: 1000029
Case #08EPC 40033
September 17, 2009***

Supplemental Staff Report

<i>Agent</i>	Planning Department
<i>Applicant</i>	City of Albuquerque
<i>Request</i>	Sector Development Plan Text Amendment (Sawmill/Wells Park)
<i>Location</i>	the sector plan area bounded by I-40, Rio Grande Blvd. NW, Mountain Rd. NW & 5 th St. NW
<i>Size</i>	Approximately 500 acres
<i>Existing Zoning</i>	SU-2 / various
<i>Proposed Zoning</i>	No change

Staff Recommendation

***DEFERRAL of 08EPC 40033 for 90 days to
the December 17, 2009 hearing, at the
applicant's request (att.).***

Staff Planner

Carol Toffaleti, Planner

Summary of Analysis

The request is to amend the text of the Sawmill/Wells Park sector development plan (1996, amended 2000 & 2002). The proposed changes are contained in Council Bill F/S R-08-55 passed on Nov. 5, 2008 and in an exhibit, the *Master Circulation Plan* dated Oct. 27, 2008, and Council Bill F/S R-09-221 introduced on March 16, 2009. The primary purpose of R-08-55 is to improve connectivity among the non-industrial uses within the sector plan area and to nearby activity centers (Old Town and Indian School/12th Street), and to enhance streetscapes for multi-modal travel. The changes consist of: a street network plan; policies and regulations for street design and off-street parking; walking and biking trails; reestablishing a reach of the Acequia Madre; a program of sidewalk improvements and a solar street lighting demonstration project; a transit hub and local circulator route; public parking facilities; and recommending establishment of a tax increment for development district (TIDD) to supplement funding for programs and improvements in the sector development plan. The purpose of R-09-221 is to include community gardens and nurseries as a permissive use in the Sawmill Mixed Industrial zone (S-MI).

The project was first scheduled for the Dec. 13, 2008 hearing. It has been deferred five times. The applicant is requesting a 90-day deferral to make further revisions to the plan and to allow for expanded public input.